

# RODNEY DORMITORY SITE STORMWATER MANAGEMENT PROJECT

Public Workshop #1

July 25, 2017

# WORKSHOP AGENDA

- ▶ **Welcome and Introductions**
- ▶ **Project Background and Overview**
  - ▶ History
  - ▶ Need
- ▶ **Activities and Exercises**
  - ▶ Poll Everywhere
  - ▶ Post Cards
  - ▶ Roundtable Discussions
  - ▶ Visual Preference Survey
- ▶ **Summary**
- ▶ **Wrap Up / Next Steps**



# WELCOME AND INTRODUCTIONS



**Tim Filasky, PE**

*Interim Dir. Public Works and  
Water Resources*



**Kelly Bachman**

*Communications Manager*



**Tom Coleman, PE**

*Acting City Manager*



**Joe Spadafino**

*Director of Parks and Recreation*



**Christopher Brendza, PE**

*Project Manager*



**Elisabeth McCollum, CPSM**

*Public Participation*



**James Kelley, PE**

*Stormwater Management*



**Andrew Mears, PLA**

*Parks / Recreation*



**Gregg Crystal**

*Brownfields / Demolition*

# WORKSHOP GOALS

- ▶ Discuss key project components to be addressed during the planning process for site redevelopment
- ▶ Solicit feedback on desirable park and recreational facilities
- ▶ Identify challenges that would prevent support for the project





# Rodney Dormitory Site Stormwater Project

## PROJECT SITE AERIAL



Public Workshop #1  
July 25, 2017



# PROJECT HISTORY

- ▶ 1966: Rodney Dormitory opened
- ▶ Spring 2014: Rodney Dormitory closed
- ▶ Spring 2015: Winter 2017 Preliminary Due Diligence (Cost Estimating and Planning)
- ▶ Winter 2017: City begins contractual process to acquire the site
- ▶ March 2017: City Council votes to enter into purchase agreement with UD
- ▶ Spring 2017: City hires JMT to design and manage the project

# ACCOMPLISHMENTS TO DATE

- ✓ Real Estate appraisal
- ✓ Planning Commission meeting
- ✓ Existing Conditions Traffic Study performed (prior to closure of dorms)
- ✓ Phase I and Phase II Environmental Site Assessments (ESA) including asbestos identification and sampling
- ✓ Preparation of demolition estimate
- ✓ Special Council hired to negotiate Purchase and Sales Agreement with the University
- ✓ Initial discussion of project and entering the State Brownfield program with DNREC
- ✓ Finalized terms of preliminary Purchase and Sales Agreement with University – subject to the final approval of Mayor and Council

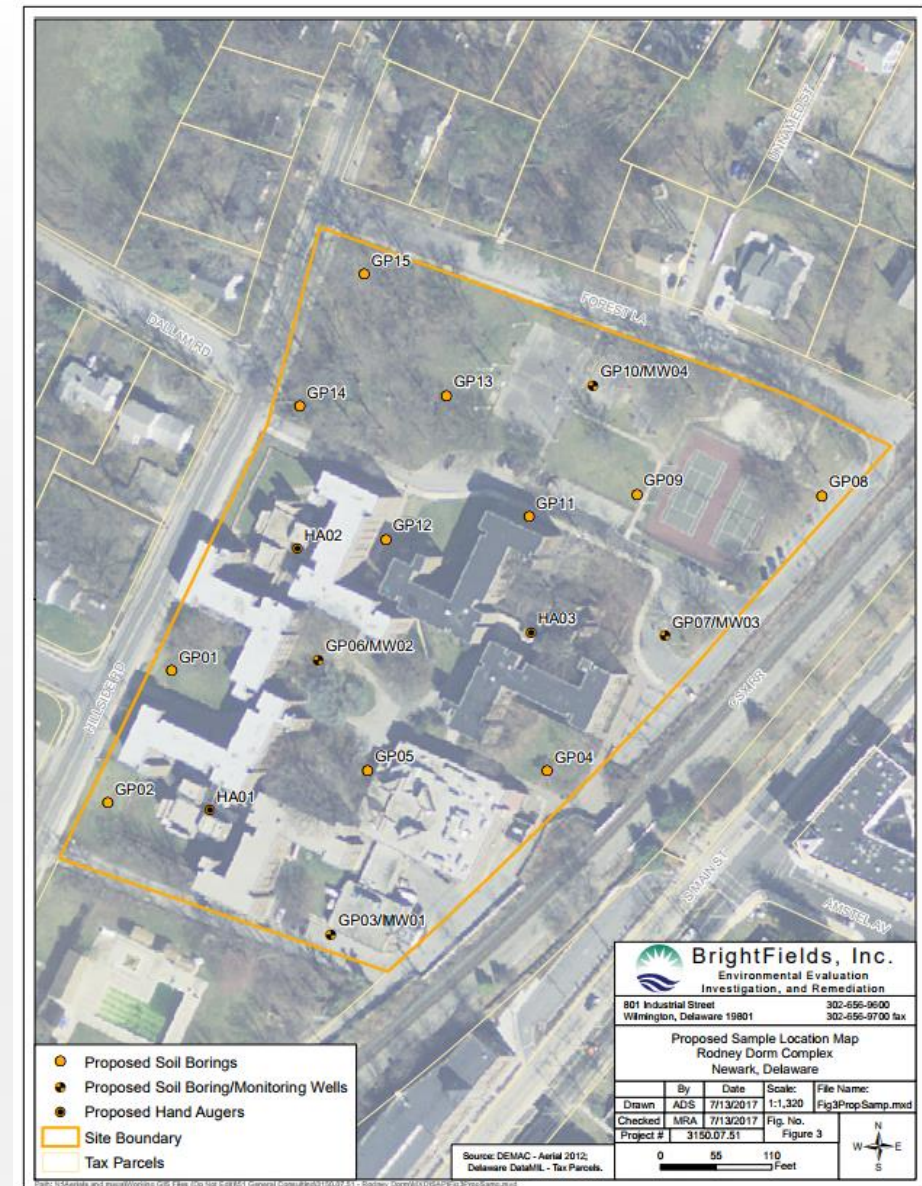
# PROJECT SCHEDULE





# ENVIRONMENTAL REMEDIATION

- ▶ Sampling and testing to begin in August
  - ▶ Soil & Groundwater
  - ▶ Asbestos & Lead Paint – Within Buildings
  - ▶ Transformers & Concrete Pads
  - ▶ Soils Beneath Buildings
- ▶ In-depth update at next public workshop – Sept 28th



# WHAT IS STORMWATER MANAGEMENT?

## ► Stormwater Management (SWM)

- *A system of vegetative, structural or other measures that reduce the adverse effects of pollutants (**water quality**) and control the volume and rate of runoff (**water quantity**) from surface water resulting from precipitation, snow, or ice melt.*

## ► Best Management Practices (BMPs)

- *Activities, practices, maintenance procedures, and other management measures to prevent or reduce the discharge of pollutants. BMPs include structural and non-structural controls; treatment requirements; operating procedures and practices to control site runoff.*

## ► Watershed

- *The drainage area contributing stormwater runoff to a single point.*





# GOALS OF SWM AT THE RODNEY COMPLEX

## ▶ Christina River Watershed

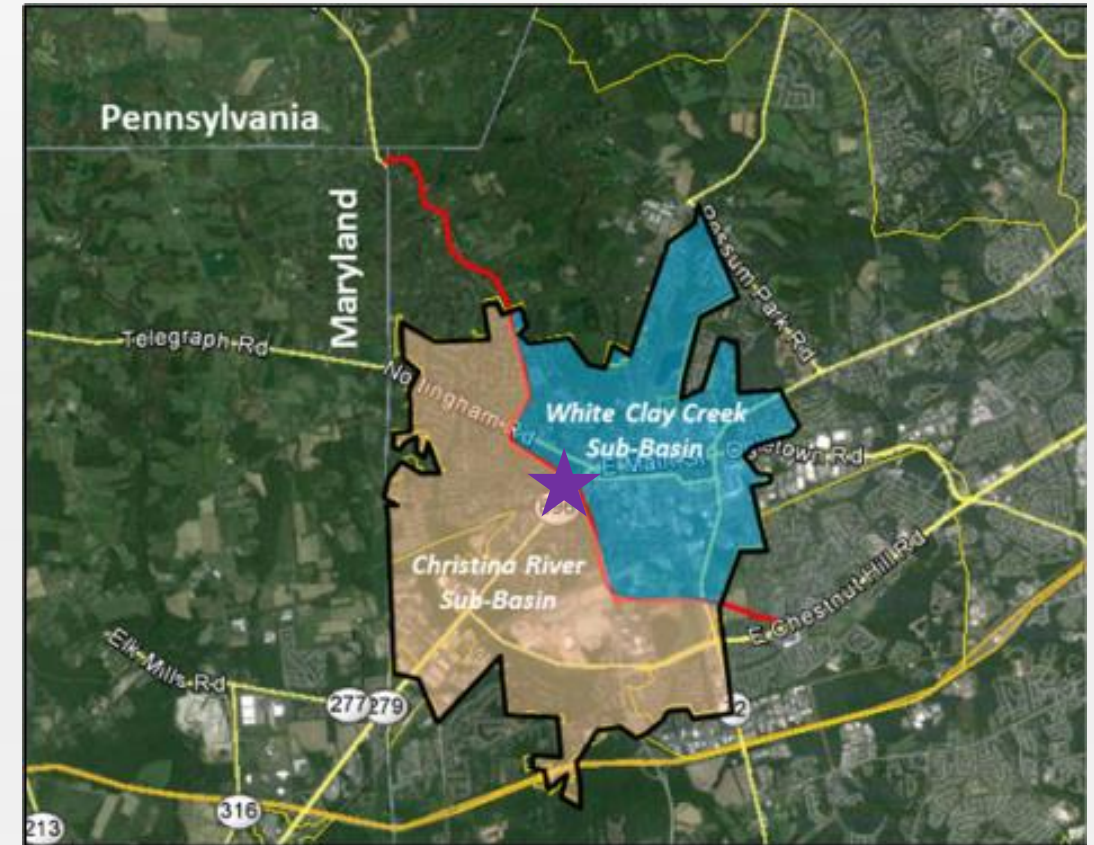
- ▶ Provides a source of drinking water for over 400,000 people
- ▶ Habitat to six trout streams in DE

## ▶ Flood Control

- ▶ Reduce the frequency and magnitude of flooding in the downstream storm sewer conveyance

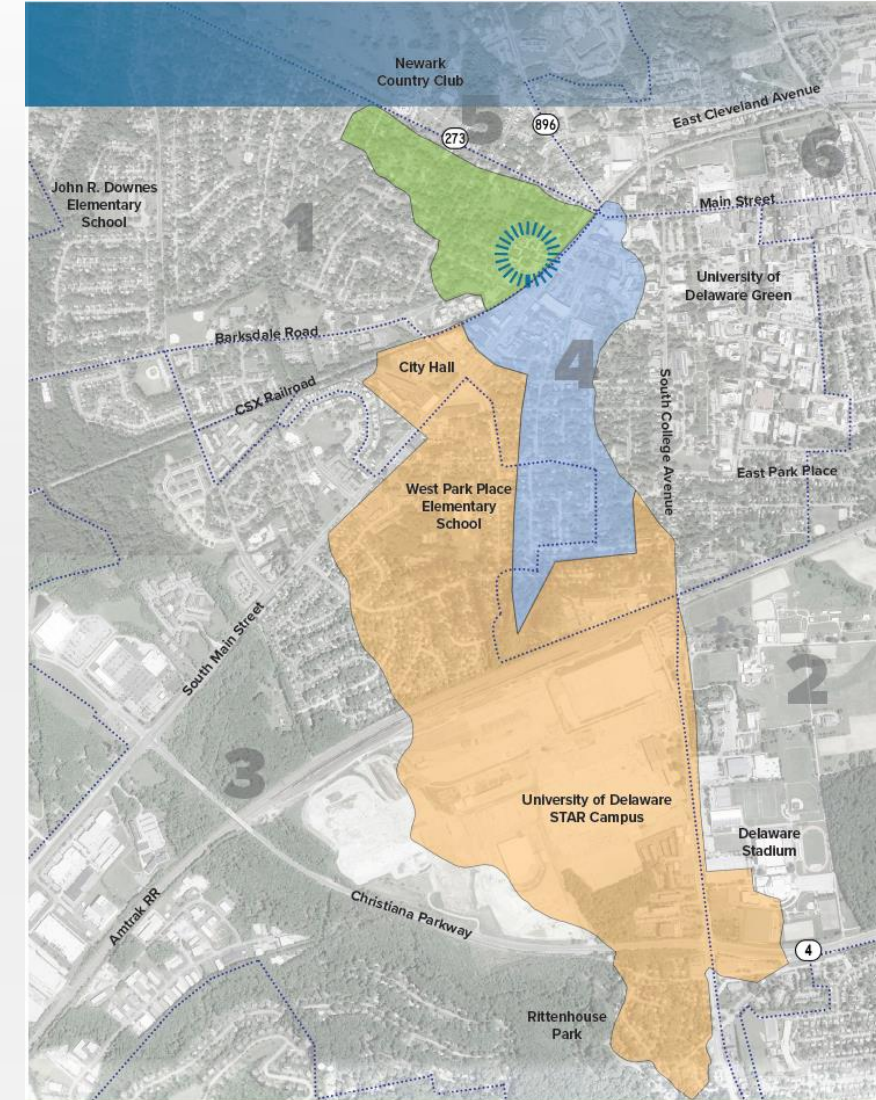
## ▶ Water Quality

- ▶ Reduce surface runoff pollutants in the City's local streams and parks



# IMPACTS OF THE RODNEY COMPLEX SWM

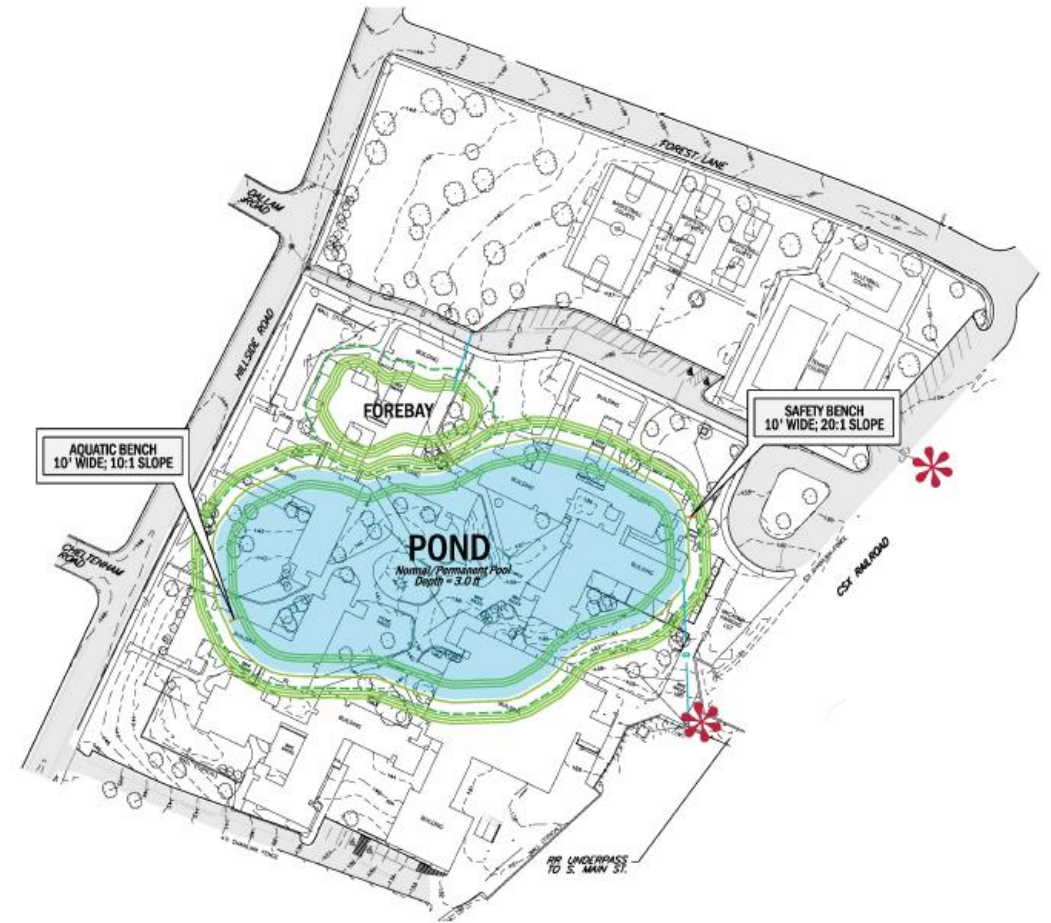
- ▶ **Total Area of Influence**
  - ▶ 195+ Acres
- ▶ **Upstream Area of Influence**
  - ▶ 74 Acres Dense Residential Treated On-Site
- ▶ **Downstream Direct Impact Area**
  - ▶ 121 Acres Dense Residential
- ▶ **Downstream In-direct Impact Area**
  - ▶ 535 Acres





# STORMWATER DESIGN CONSIDERATION

- ▶ Design Storm Frequency
- ▶ Safety
- ▶ Flood Control
- ▶ Mosquitos and Invasive Species
- ▶ Aesthetics
- ▶ Cost





# NEIGHBORHOOD CONTEXT MAP

## Legend

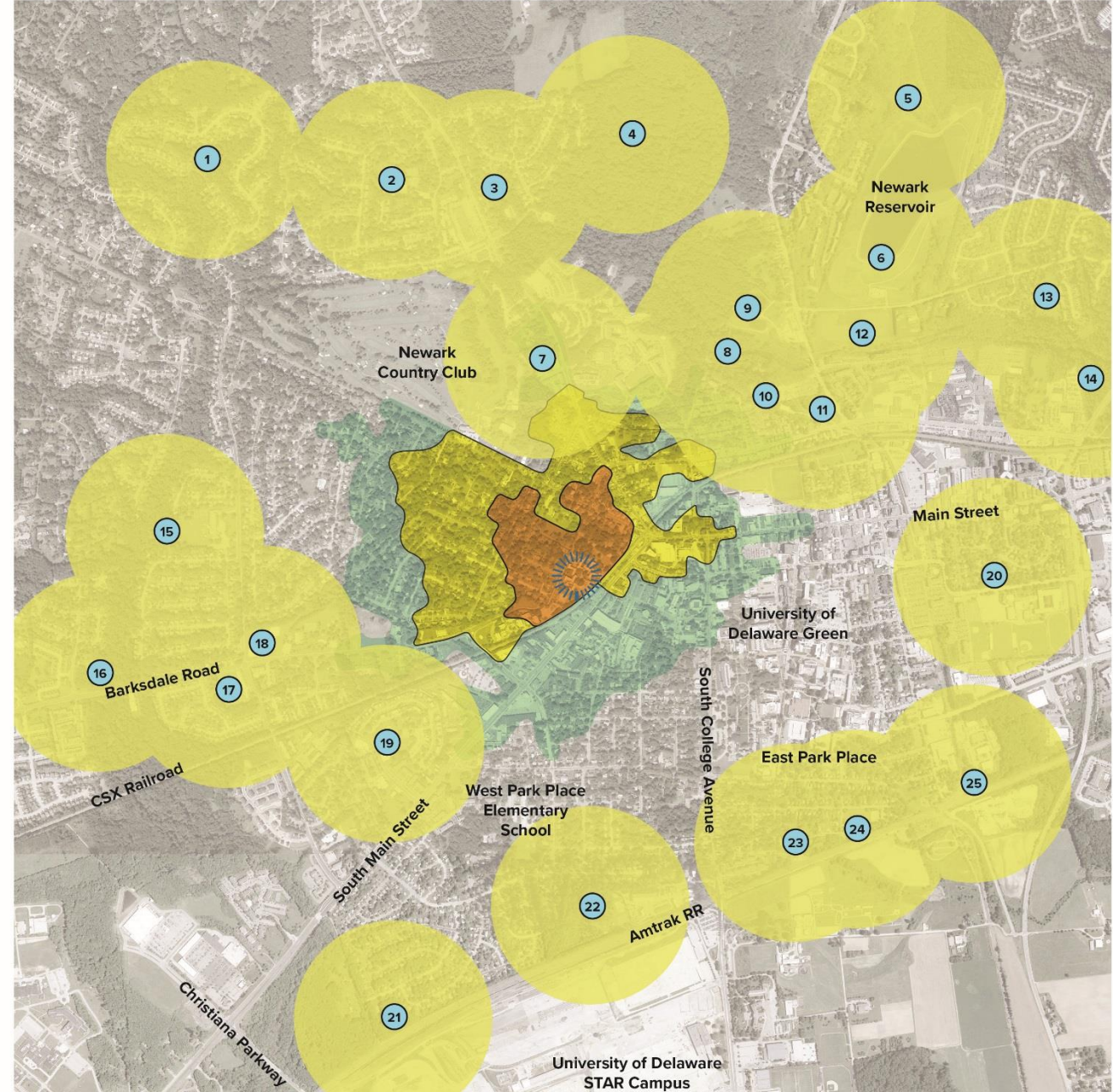


## Newark Parks Inventory

Tennis Courts - 18  
 Basketball Courts - 18  
 Youth Baseball/Softball Fields - 9  
 Playground Equipment - 22  
 Pools - 2  
 Natural Areas and Trails - 16  
 Shelters - 12  
 Soccer Fields - 3  
 Street Hockey - 2  
 Botanical Areas - 2  
 Skate Spots - 2

## Nearby Parks

- |   |  |
|---|--|
| 1 Hidden Valley Park<br>Playground, Basketball  | 15 Rahway Park<br>Playground   |
| 2 Fairfield Park<br>Restrooms, Picnic Area, Shelter,<br>Playground, Soccer, Baseball,<br>Basketball, Tennis                           | 16 Elan Park<br>Picnic Area, Shelter, Playground,<br>Basketball  |
| 3 Fairfield Crest Park<br>Picnic, Playground, Basketball,<br>Tennis   | 17 Leroy Hill Park<br>Baseball   |
| 4 William M. Coverdale Memorial Park  | 18 Norma B. Hanloff Park<br>Restrooms, Picnic Area, Shelter,<br>Playground, Skateboarding,<br>Baseball, Basketball, Tennis |
| 5 William M. Redd Park<br>Playground, Hiking, Mountain<br>Biking  | 19 Edna Dickey Park<br>Restrooms, Picnic Area, Shelter,<br>Playground, Swimming, Baseball,<br>Basketball, Horeshoes        |
| 6 Newark Reservoir<br>Restrooms, Hiking, Mountain Biking  | 20 George Read Park<br>Playground, Hiking, Basketball  |
| 7 George Wilson Center & Park<br>Restrooms, Picnic Area, Shelter,<br>Playground, Swimming, Baseball,<br>Basketball, Tennis, Horeshoes | 21 Devon Park<br>Picnic Area, Playground   |
| 8 Orville A. Clark Park   | 22 Phillips Park<br>Restrooms, Playground, Hiking,<br>Road Cycling, Skateboarding,<br>Basketball, Tennis                   |
| 9 Newark Reservoir<br>Picnic Area, Hiking, Road Cycling,<br>Fishing   | 23 Lewis Park<br>Picnic Area, Shelter, Playground,<br>Tennis   |
| 10 Kershaw Park<br>Fishing, Tennis  | 24 Kells Park<br>Restrooms, Picnic Area, Shelter,<br>Playground, Soccer, Baseball,<br>Basketball, Tennis                   |
| 11 Olan Thomas Park<br>Hiking   | 25 James F. Hall Trail<br>Hiking, Road Cycling   |
| 12 Old Paper Mill Road Park   |  |
| 13 Karpinski Park<br>Hiking, Road Cycling   |  |
| 14 Dorothy Miller Park  |  |



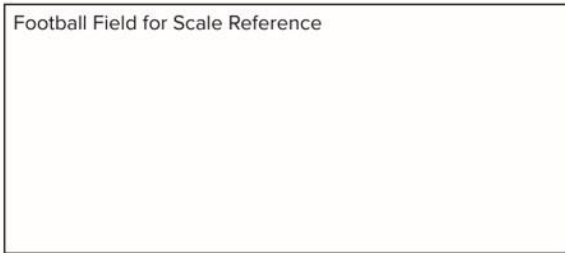


# EXISTING PROJECT SITE

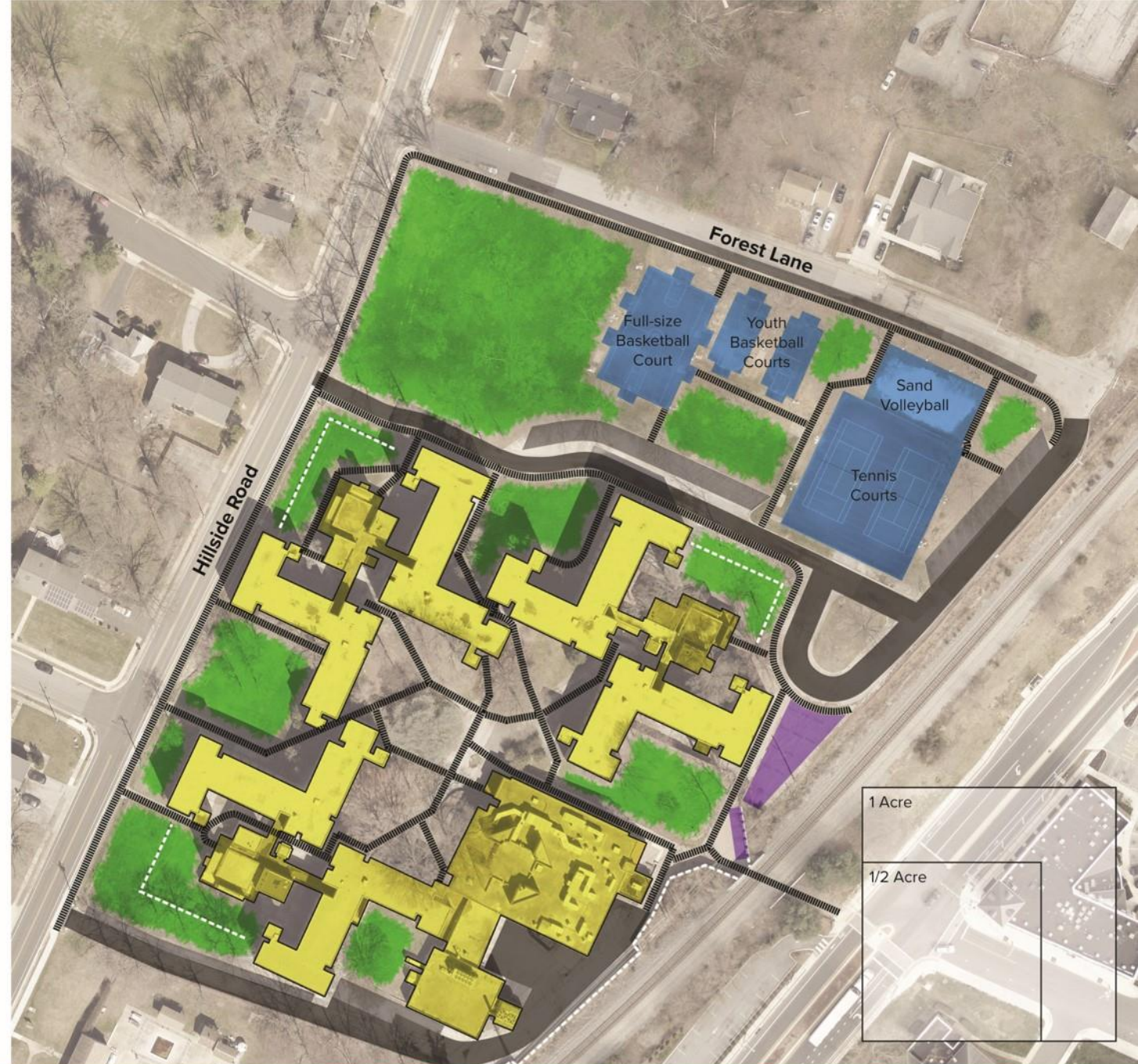
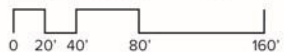
## Legend

-  Existing Dormitory Buildings (for Demolition)
-  On-Site Vehicular Corridor
-  On-Site Parking
-  Pedestrian Circulation
-  Recreation Courts
-  Bicycle Parking Racks
-  Retaining Walls
-  Green Space / Open Lawn / Woods

Football Field for Scale Reference



Scale: 1" = 40'





# EXISTING PROJECT SITE

## Newark Parks Inventory

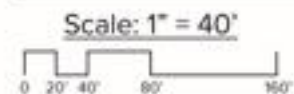
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Natural Areas and Trails - 16	

## Existing Features

## Potential Features

Lighted Walking/Jogging Trail  
Fitness Stations  
Playground  
Open lawn for passive recreation  
Educational components  
Amphitheater/outdoor class room

Football Field for Scale Reference





# EXISTING PROJECT SITE

## Newark Parks Inventory

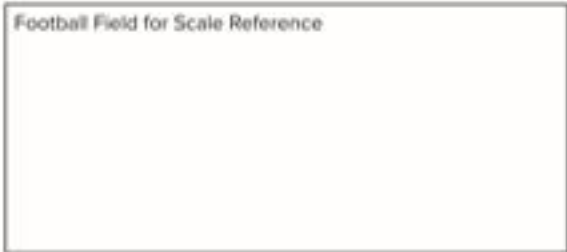
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Scale: 1" = 40'



# ACTIVITIES AND EXERCISES

- ▶ **Poll Everywhere** – respond to site/park questions via text message polling
- ▶ **Post Cards** – write a post card to someone about your experience at the completed park
- ▶ **Roundtable Discussions** – answer questions and discuss to develop common themes
- ▶ **Visual Preference Survey** – look at the compiled images and rate them based on your preference/provide feedback

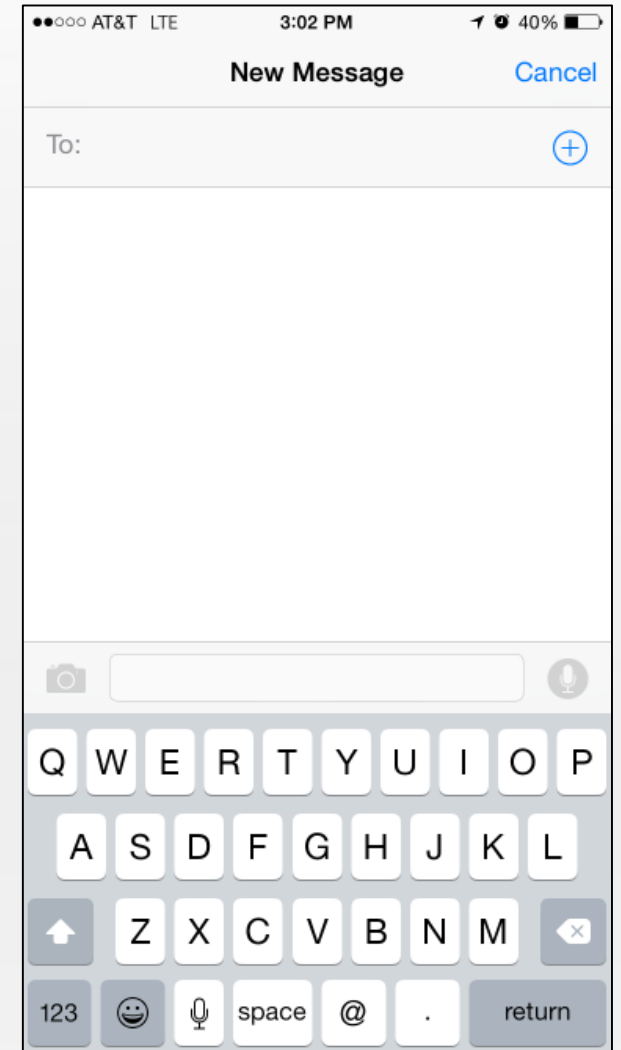
All activities/exercises will help guide us as we develop concepts for the site/park and finalize the design with your input over the next few months

# POLL EVERYWHERE

- Standard Text and Data Rates Apply
- Anonymous
- Paper copies are available for anyone who does not want participate
- Partner with a buddy if you don't have your phone

**Please get out your cell phones!**

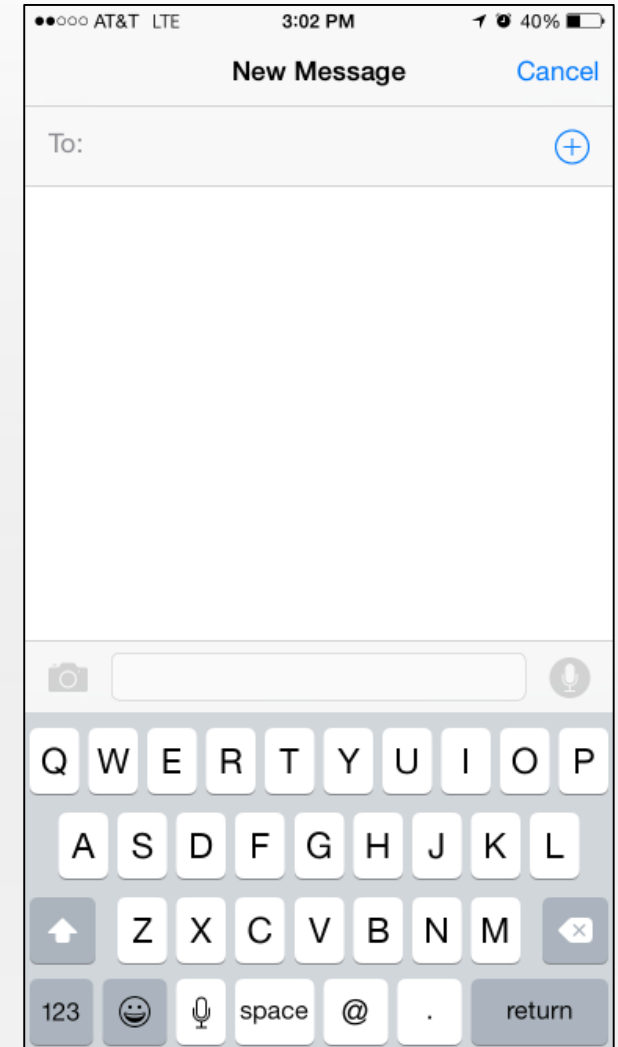
**Open a blank text message**



# POLL EVERYWHERE

In the “To”  
phone  
number  
area enter:  
**“22333”**

In the “Message”  
area enter:  
**“JMTPUBLIC”** and hit  
**“send”**

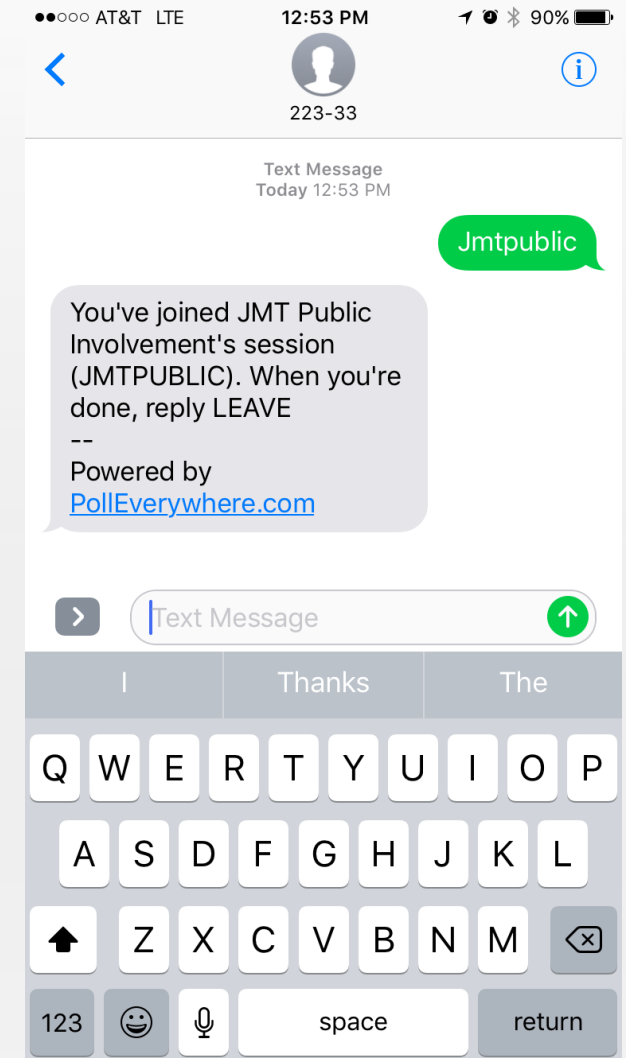




# POLL EVERYWHERE

You will see  
the above alert  
pop up on  
your screen...

When that alert comes up  
you are now able to enter  
your response or selection  
in the message box and hit  
“send”



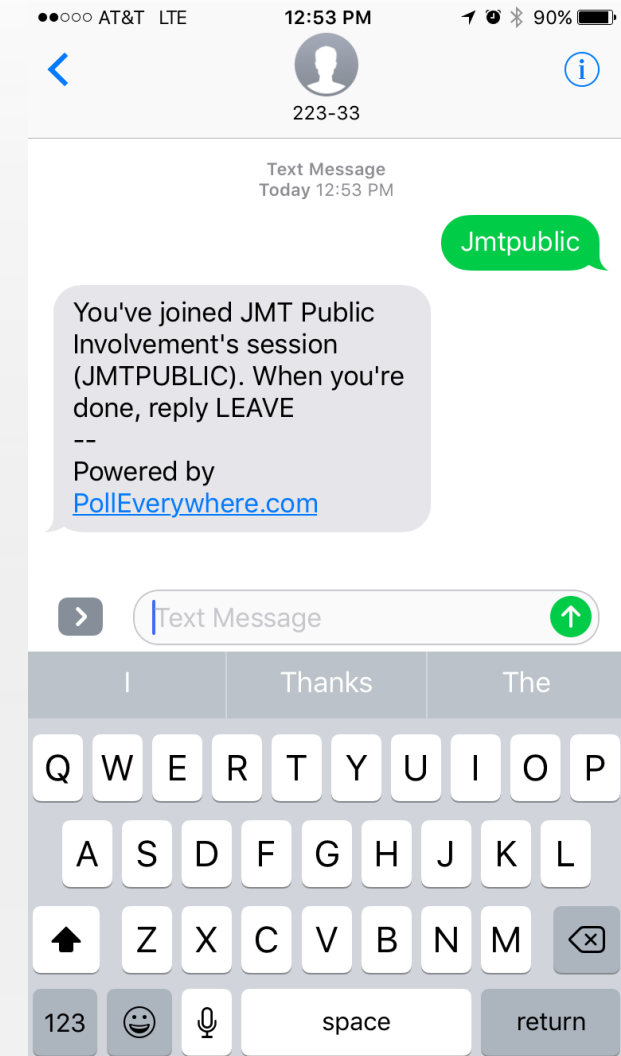
# WHAT IS YOUR FAVORITE COLOR?

Standard Text and Data Rates Apply

## Please:

- Keep responses to one or two words
- No sentences
- Multiple words use underscore
- No profanity
- Limit 2 responses per entry

Type your  
selection  
and press  
**“Enter”**



# POST CARDS

- Write a post card to someone about your experience at the completed park.



*All activities/exercises will help guide us as we develop concepts for the site/park and finalize the design with your input over the next few months.*

# ROUNDTABLE DISCUSSIONS

- ▶ Answer questions and discuss to develop common themes

*All activities/exercises will help guide us as we develop concepts for the site/park and finalize the design with your input over the next few months.*



# VISUAL PREFERENCE SURVEY

- ▶ Look at the compiled images and rate them based on your preference/provide feedback

*All activities/exercises will help guide us as we develop concepts for the site/park and finalize the design with your input over the next few months.*

# WRAP UP AND NEXT STEPS



# QUESTION AND ANSWER SESSION



# PLEASE VISIT WEBSITE FOR MORE INFORMATION

► <http://newarkde.gov/Rodney>

